



Zoning Applications

ZA4035 – Forsyth County Board of Commissioners

This property is located west of Cross Roads Road approximately 220 ft. southwest of the intersection with Sandy Court. The property is also located immediately north of properties known as 6370 and 6375 Sandy Court, Cumming, GA 30041.

Project Summary

County initiated rezoning from Agricultural District (A1) to Restricted Industrial District (M1) on 6.184 acres for office/warehouse buildings totaling 42,500 sq. ft. with 74 parking spaces.

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Variance to: 1. Eliminate the 5,000 sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18); 2. Increase the maximum number of parking spaces from 72 to 74 (UDC Table 17.1); 3. Reduce the landscape strip along the northern boundary from 6 ft. to 0 ft. (UDC 14-4.13).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/5bca15a1-f07d-4359-bffb-002adabbbc50

ZA4033 – MG Enterprises 9 LLC

This property is located south of Dawsonville Highway, west of the intersection with Keith Bridge Road.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 2.465 acres for commercial buildings totaling 14,190 sq. ft. with 35 parking spaces with Conditional Use Permits (CUPs) for a convenience store with gas pumps conducting around the clock business.

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Variance to: 1. Reduce the required number of parking spaces from 58 to 35 (UDC Table 17.1).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/81e54f0a-c6a5-45e6-bf20-a342f67388fb

ZA4018 – Forsyth County Board of Commissioners

This property is located east and west of Marsett Parkway approximately 1,170 ft. northeast of the intersection with Martin Road. The property is also located immediately south of properties known as 4950 Marsett Parkway and 4620 Hemingway Trail and immediately east of property known as 4320 Georgia Highway 400, Cumming, GA 30041.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 32.48 acres for warehouse/office buildings totaling 262,800 sq. ft. with 550 parking spaces with Conditional Use Permits (CUPs) for open storage yards not exceeding 20%, kennels, animal hospitals, veterinary clinics, food processing plants, frozen food lockers, micro-breweries, micro-distilleries, breweries and distilleries conducting around the clock business on property currently zoned Agricultural District (A1).

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Variance to: 1. Reduce the front setback abutting Georgia Highway 400 from 60 ft. to 40 ft. (UDC 10-1.10(B)(1)); 2. Reduce the landscape strip abutting Marsett Parkway from 25 ft. to 20 ft. (UDC Table 14.2); 3. Reduce the front setback abutting Marsett Parkway from 50 ft. to 40 ft. (UDC Table 14.2); 4. Reduce the zoning buffers along the northern and southern property boundaries from 20 ft. to 0 ft. (UDC Table 14.2); 5. Reduce the zoning setbacks along the northern and southern property boundaries from 30 ft. to 15 ft. (UDC Table 14.2); 6. Reduce the zoning buffer along the eastern property boundary from 60 ft. to 25 ft. (UDC Table 14.2); 7. Reduce the zoning setback along the eastern property boundary from 75 ft. to 50 ft. (UDC Table 14.2); 8. Reduce the landscape strips along all future side and rear lot or lease lines from 6 ft. to 0 ft. (UDC 14-4.13); 9. Reduce the percentage of bicycle parking for non-residential uses from 2.5% of the total number of automobile parking spaces provided to 0% (UDC 21-12.5 (F)(1)); 10. Reduce the front setback abutting proposed Road A from 50 ft. to 40 ft. (UDC Table 14.2); 11. Reduce the landscape strip abutting proposed Road A from 25 ft. to 20 ft. (UDC Table 14.2).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/8f4eaab9-94e6-455c-ba44-6639abbf3df7?tab=moreinfo

ZA4016 – Taylor Morrison of Georgia, LLC

This property is located at 4850 Burruss Road, Cumming, GA 30028. The property is also located immediately east and south of property known as 4810 Burruss Road, immediately west of property known as 5780 Stevehaven Ln, and immediately south of property known as 5050 Burruss Road. The property is also located south of Burruss Road approximately 700 ft. east of the intersection with Dahlonega Highway.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) Conservation Subdivision on 78.80 acres for 95 residential lots with a density of 1.2 units per acre.

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/562293d7-b068-4596-ab9c-5eda8f97819f

ZA4001 – Brandon Richardson

This property is located south of A C Smith Road approximately 2,100 ft. northwest of the intersection with Jewell Bennett Road. The property is also located immediately south and east of property known as 6780 A C Smith Road, Dawsonville, GA 30534.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) Conservation Subdivision on 88.45 acres for 105 residential lots with a density of 1.19 units per acre.

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Variance to: 1. Reduce the minimum number of lots entirely abutted by open space on at least one side from 85% to 0% (UDC 19-5.1(C)); 2. Reduce the building setback from all primary conservation areas from 75 ft. to 0 ft. (UDC 19-5.1(D)).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/62430336-ef5a-4a64-b095-2f5811a194d5

Conditional Use Permits

CP210038 – James R. Scienza

This property is located at located at 5295 and 5345 Picklesimer Road and 6220 Burruss Mill Road, Cumming, GA 30041.

Project Summary

Applicant is requesting to operate a 4,028 sq. ft. special event facility with 46 parking spaces with 1,065 sq. ft. of an existing house available for overnight lodging on 5.18 acres currently zoned Agricultural District (A1).

Concurrent Variance

Variance to: 1. Reduce the side buffer of tax map/parcel 265-058 along the northern boundary adjacent to tax map/parcel 268-035 from 25 ft. to 10 ft. (UDC 15-3.3(F))(UDC Table 15.2); 2. Reduce the side buffer of tax map/parcel 268-036 along the eastern boundary from 25 ft. to 0 ft. adjacent to tax map/parcel 268-035 (UDC 15-3.3(F))(UDC Table 15.2).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/cf4c76b8-54dc-4bc7-89e6-05c194bc5bf5

CP210034 – Forsyth County Board of Commissioners

This property is located at 5780, 5840, 5880 and 5950 John Burruss Road, Cumming, GA 30028. The property is also located immediately east of property known as 5880 John Burruss Road.

Project Summary

County initiated request for conditional use permit for agritourism on property currently zoned Agricultural District (A1).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/08138b3b-885d-490f-8c4a-eac4250d4911

CP210033 – Forsyth County Board of Commissioners

This property is located at 5555 Crow Road, Cumming, GA 30041. The property is also located south of Crow Road at the intersection with Crow Drive.

Project Summary

County initiated request for conditional use permit for agritourism on property currently zoned Agricultural District (A1)

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/025398d1-54ec-4446-bc9f-58361813b3b3

CP210032 – Forsyth County Board of Commissioners

This property is located at 7140 and 7170 Jot Em Down Road, Gainesville, GA 30506.

Project Summary

County initiated request for conditional use permit for agritourism on property currently zoned Agricultural District (A1)

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/9385eddd-7891-499f-b0a2-b6b141a87317

CP210031 – Forsyth County Board of Commissioners

This property is located at 6650 Westbrook Road and 6565 Keith Bridge Road, Gainesville, GA 30506.

Project Summary

County initiated request for conditional use permit for agritourism on property currently zoned Agricultural District (A1).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/a09cf8d5-6f3a-4c62-bf71-87b2579dfda0

CP210030 – Sergey Kiosak

This property is located northwest of Cross Roads Road at the intersection with Bennett Road. The property is also located immediately southeast of property known as 6140 Georgia Highway 400, Cumming, GA 30041.

Project Summary

Applicant is requesting to operate an open storage yard on 2.08 acres currently zoned Commercial Business District (CBD).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/09475a61-6670-4be2-8a31-c8aff87f8090

CP210020 – AJ Companies ATL, LLC

This property is located at 5405 Oak Grove Circle, Cumming, GA 30028.

Project Summary

Applicant is requesting to operate a 3,545 sq. ft. short-term rental for 12 overnight guests with 4 parking spaces on 6.80 acres currently zoned Agricultural District (A1).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/88293f04-d288-49cb-a6a4-4df0e6efcca9

CP210017 – Fill Ministries, Inc.

This property is located on the southern portion of 6405 Bennett Road, Cumming, GA 30041.

Project Summary

Applicant is requesting to build a place of worship (5,407 sq. ft. chapel) with ancillary uses to include a fellowship/meeting hall, pavilion/bathrooms, shed, office, minister's residence, and food pantry in buildings totaling an additional 29,991 sq. ft. with 104 parking spaces on 3.03 acres currently zoned Agricultural District (A1).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/bdf89f7e-40b2-4ae3-8eb5-f405b0c97959

CP210011 – Rachel Christensen

This property is located at 5685 Rolling Acres Lane, Cumming, GA 30041.

Project Summary

Applicant is requesting to operate a kennel with outdoor facilities in an existing 5,494 sq. ft. home on 5.415 acres currently zoned Agricultural District (A1).

Concurrent Variance or Conditional Use Permit (CUP) Request(S)

Variance to: 1. Reduce the side setback along the eastern property boundary adjacent to the existing structures only from 25 ft. to 15 ft. (UDC Table 15.2); 2. Reduce the side and rear buffers from 25 ft. to 0 ft. (UDC Table 15.2).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/b93ea1ba-c820-4a96-b264-96573e4031fc

CP210010 – Judy Tatum

This property is located at 5570 and 5590 Dahlonga Highway, Cumming, GA 30028.

Project Summary

Applicant is requesting to operate a 1,931 sq. ft. car wash with 2 parking spaces on 0.779 acres currently zoned Commercial Business District (CBD).

Concurrent Variance or Conditional Use Permit (CUP) Request(S)

Variance to: 1. Reduce the front setbacks abutting Dahlonga Highway and Barron Drive adjacent to the existing structures only from 40 ft. to 15 ft. (UDC Table 12.2); 2. Reduce the front landscape strip from 20 ft. to 0 ft. where the subject property abuts the entire portion of Dahlonga Highway, but only reduce this strip to 0 ft. for Barron Drive where it is adjacent to the existing asphalt (UDC 21-12.5(B)(2)); 3. Reduce the zoning buffer along the southern property boundary adjacent to the existing structure and gravel driveway only from 40 ft. to 7 ft. (UDC Table 12.2); 4. Reduce the zoning setback along the southern property boundary adjacent to the existing structure only from 50 ft. to 7 ft. (UDC Table 12.2).

Recommendations/Action

Staff Recommendation - Non-supportive based on variance 2 and the orientation of the car wash, which is not in compliance with the Coal Mountain Overlay.

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/6d199968-042d-4248-a28b-b594e4a68dc4

No new or pending Sketch Plat Applications.

Zoning Condition Amendments

AZ210040 – Pari Chirag Patel

This property is located at 4415 Huron Drive, Cumming, GA 30028.

Project Summary

Applicant is requesting to amend condition 17 previously approved for ZA3171.

Requested Conditions

17. There shall be a twenty-five (25) foot buffer and an additional twenty-five foot building setback around the perimeter of the project. The buffer shall not be included in the lot size calculation and may be counted toward the required open space. The buffer shall be undisturbed in any area that is visually impervious and shall be planted in any area that is not visually impervious. This planting will consist of evergreens with no more than 25% of one variety. In any area where mature trees are located planting shall incorporate said trees. The county arborist shall oversee suggested plantings. An exception to be granted to Lot 78 to add a covered structure to an existing patio which allows the exterior setback to be 43 feet. An exception to be granted to Lot 69 to add a covered structure to a room addition which shall have an exterior setback of 42 ft.

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/9ac4f3a3-f2a9-4b7e-a270-7fdc4178c4e7

Community Updates

COVID-19 vaccine eligibility in Georgia is open for everyone 12 years of age and older. The COVID-19 vaccine distribution program is administered by the state Department of Public Health. At this time, we are directing residents to keep informed about the vaccine and vaccine availability/distribution through the following:

- <https://dph.georgia.gov/covid-vaccine> - the Department of Public Health's Vaccine Page has a "Health Department Scheduling" application that allows you to look for available vaccine in your area.
- COVID-19 vaccines are administered at all D2PH locations, including the Forsyth County Public Health Office (428 Canton Hwy.), during the following date/times (all offices are closed for lunch between 12:30 and 1 p.m. daily):
 - Monday, Wednesday, Thursday - 8 a.m. to 5 p.m.
 - Tuesday - 8 a.m. to 7 p.m.
 - Friday - 8 a.m. to noon
- Primary care physician – physician offices may be receiving vaccines in the near future, check with your doctor's office often and ask if they have a wait list or notification plan.
- Pharmacies – check with local pharmacies directly, they may have more current information than is provided on other sites.

Transportation Projects

369 Widening and Interchange - The SR 369 interchange and widening project was awarded by the BOC in August 2020 and is a joint County/GDOT interchange project. Groundbreaking event occurred on November 17, 2020, with County and State representatives attending this event. Project construction will be three years for construction from the notice to proceed issued December 14, 2020, weather delays not included.

Coal Mountain Connector - Construction to begin in 2022.

Other Transportation Projects - please see list of current transportation projects in Forsyth County [here](#).

Coal Mountain Town Center

Architectural design work is ongoing as well as landscape design and code work. We anticipate public hearings and community meetings will begin 4th quarter 2021.

District 4 Parks & Recreation

Bennett Park – Construction design kickoff was July 8, 2021, and project team detail plans review meeting is scheduled for September 9, 2021. Final plan review meeting is scheduled for December 9, 2021. Anticipated completion date is Summer 2023.

Coal Mountain Park Renovation – This project is on hold awaiting transportation design of Coal Mountain Connector and Settingdown Road round-about shift, which is at 90% design point. Anticipated completion date is 2023.

Drone Flying Field (*Not a District 4 Park*) – For those drone enthusiasts, newbies, and interested spectators, Forsyth County has opened a Drone Flying Field in the future Denmark Park property (500 Windy Hill Drive). The 50-acre field provides recreation drone operators a place to fly without any special permit. Specified operating times and rules can be found [here](#).

Eagles Beak Park – The State budget has been approved. The Board of Commissioners voted at the September 22, 2020, meeting to accept a grant from the Georgia Outdoor Stewardship Program (GOSP) in the amount of \$2,250,000 and was awarded for the development of Eagles Beak Park in north Forsyth County. The county match for the grant is \$767,259, which is planned to come from the Landfill Host Fees.

The park, which is along the banks of the Etowah River, currently has a canoe/kayak launch, 1.3 miles of nature trails, picnic tables and restrooms. The grant funds will allow for the addition of pavilions and walking trails, including a river walk that will have a Trail of Tears interactive educational component.

Additional amenities include a playground, Etowah River viewing decks and 12 acres of maintained greenspace for passive recreation. The GOSP quarterly update was submitted on September 10. Anticipated completion date in March 2022.



Lanierland Park Phase 2 –Astra Group was granted Notice to Proceed on June 17. This \$16.5M project will take 14 to 15 months (weather cooperating). The groundbreaking ceremony was held Friday, July 9 at 10:00 a.m. Construction started July 7, 2021. The engineering and general contractor are recalculating the grading design which has cleared permitting review. Erosion control, clearing and grubbing for the project is well underway. Existing fields in Phase 1 will remain open during construction of Phase 2. Anticipated completion is late 2022.

[Click here](#) to see what Lanierland Park will look like when complete (provided by Lose Design).



Children’s Healthcare of Atlanta has offered the County a Sponsorship of \$35,000.00 for the purchase of a Randolph Rose (Yonkers, NY) limited design called Celebrate Diversity – Pledge of Allegiance Bronze Statue Set of Five. The set features five young children of different ethnicities proudly holding their hands over their hearts and reciting the Pledge of Allegiance. The artwork will be located at the entry to the Baseball/Miracle League Complex in Phase 2.

Historic Matt School - Board of Commissioners approved the Foresite Group on July 14, 2020, as the architect for Phase 1 of the Matt School House Project and awarded the contract to K-Team for the renovations. This work is underway and scheduled to be completed in December 2021. On August 24, 2021, the Board of Commissioners approved Jericho Design Group as the architect for Phase II that will include the design for complete buildout of the facility. Design meetings have started.

Matt Community Park Recreation Center – An online survey was released to the public on 8-20-21 and there were two public meetings, one on September 2 and another on September 8. The architect has tabulated the survey results and has started on design modules to present to staff. Anticipated completion date 2024.

IMPORTANT DATES TO REMEMBER

November 3 – Forsyth County Drug Awareness Council – 8:00 a.m. at United Way

November 3 – Good Shepherd Catholic Church, Seniors Group – 12:00 p.m. Noon

November 4 – BOC Regular Meeting - 5:00 p.m.

November 9 – Work Session - 2:00 p.m.

November 11 – Veterans Day – County Offices Closed

November 16 – ARC State of the Region 2021 – 7:30 a.m. at Georgia World Congress Center

November 16 – Planning Commission Public Hearing – 6:30 p.m.

November 17 – Mental Health and Wellness – 8:30 a.m. (Virtual)

November 18 – BOC Regular Meeting - 5:00 p.m.

November 23 – Work Session - 2:00 p.m.